

LAND USE AMENDMENT
CITADEL (WARD 2)
CITADEL WAY AND COUNTRY HILLS BOULEVARD NW
BYLAW 223D2017

MAP 22NW

EXECUTIVE SUMMARY

This land use amendment application seeks to redesignate a single residential parcel from a Residential – Contextual One Dwelling (R-C1) District to a Residential – Contextual One Dwelling (R-C1s) District to allow for either a Secondary Suite or a Backyard Suite as an additional use. The site contains an existing single detached dwelling. To Administration’s knowledge there is not an existing suite located on the parcel and the application was not submitted as a result of a complaint.

PREVIOUS COUNCIL DIRECTION

On 2013 September 16, Council directed Administration to remove fees associated with land use amendment and development permit applications for secondary suites to encourage the development of legal and safe secondary suites throughout the city.

ADMINISTRATION RECOMMENDATION(S)

2017 May 18

That Calgary Planning Commission recommends **APPROVAL** of the proposed Land Use Amendment.

RECOMMENDATION(S) OF THE CALGARY PLANNING COMMISSION

That Council hold a Public Hearing on Bylaw 223D2017; and

1. **ADOPT** the proposed redesignation of 0.04 hectares ± (0.98 acres ±) located at 66 Citadel Estates Heights NW (Plan 0212753, Block 1, Lot 51) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District, in accordance with Administration’s recommendation; and
2. Give three readings to the proposed Bylaw 223D2017.

REASON(S) FOR RECOMMENDATION:

The proposed R-C1s district, which allows for one of two forms of secondary suite uses (Secondary Suite or Backyard Suite), is compatible with and complementary to the established character of the community. The proposal conforms to relevant policies of the Municipal Development Plan and will allow for development that has the ability to meet the intent of Land Use Bylaw 1P2007.

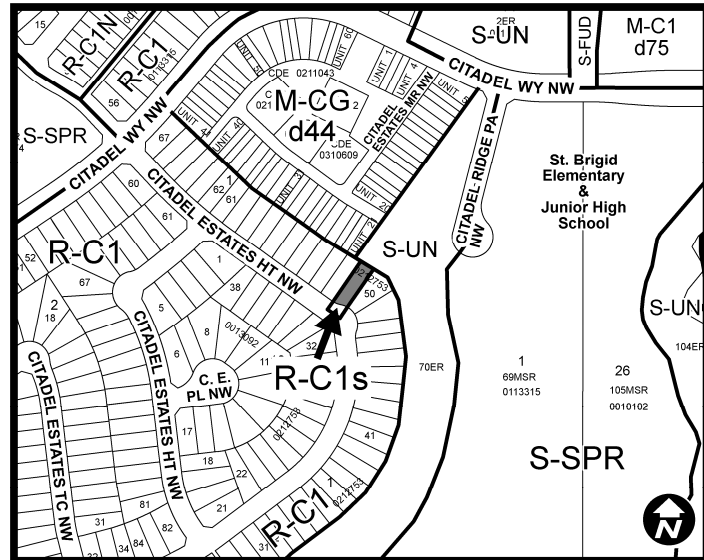
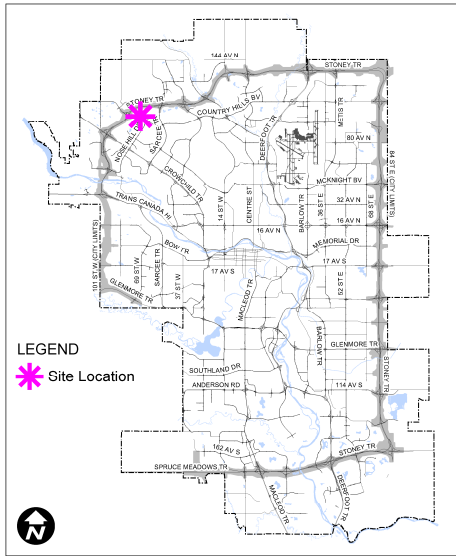
ATTACHMENT

1. Proposed Bylaw 223D2017
2. Public Submission

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LOCATION MAPS



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ADMINISTRATIONS RECOMMENDATION TO CALGARY PLANNING COMMISSION

Recommend that Council **ADOPT**, by bylaw, the proposed redesignation of 0.04 hectares ± (0.98 acres ±) located at 66 Citadel Estates Heights NW (Plan 0212753, Block 1, Lot 51) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One Dwelling (R-C1s) District.

Moved by: A. Palmiere

Carried: 6 – 3

Opposed: D. Leighton, M. Foht
and S. Keating

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Applicant:

Lindsay Luhnau (Calgary Aging In
Place Cooperative)

Landowner:

Laura J Rivett
Robert R Rivett

PLANNING EVALUATION

SITE CONTEXT

Located in a low density residential R-C1 setting in the community of Citadel the site is approximately 11 metres by 34 metres in size and is developed with a two-storey single detached dwelling, 2-car garage that is accessed from Citadel Estates Heights NW. The parcel backs on to a valley to the east, which is dedicated as Environmental Reserve. Single detached parcels exist to the north, west, and south.

According to data from The City of Calgary 2016 Census, the following table identifies Citadel's peak population and year, current population and the population amount and percentage difference between the peak and current populations if any.

Citadel	
Peak Population Year	2015
Peak Population	10,517
2016 Current Population	10,509
Difference in Population (Number)	-8
Difference in Population (Percent)	-0.1%

LAND USE DISTRICTS

The proposed R-C1s district allows for an additional dwelling unit (either a permitted use Secondary Suite or a discretionary use Backyard Suite) on parcels that contain a single detached dwelling.

Approval of this land use application allows for an additional dwelling unit (either a Secondary Suite or Backyard Suite) to be considered via the development permit process. A development permit is not required if a Secondary Suite conforms to all Land Use Bylaw 1P2007 rules – only a building permit would be required.

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LEGISLATION & POLICY

South Saskatchewan Regional Plan (2014)

The site is located within the “City, Town” area as identified on Schedule C: South Saskatchewan Regional Plan Map in the *South Saskatchewan Regional Plan (SSRP)*. The SSRP makes no specific reference to this site. The land use proposal is consistent with the SSRP policies including the Land Use Patterns policies (subsection 8.14).

Municipal Development Plan (2009)

The site is located within a “Residential Developed – Established Area” on the Urban Structure Map (Map 1) in the *Municipal Development Plan (MDP)*. While the MDP makes no specific reference to this site. This land use proposal is consistent with MDP policies including the Developed Residential Areas policies (subsection 3.5.1), the Neighbourhood Infill and Redevelopment policies (subsection 2.2.5) and the Housing Diversity and Choice policies (subsection 2.3.1).

TRANSPORTATION NETWORKS

Pedestrian and vehicular access to the site is available from Citadel Estates Heights NW and the parcel does not have a rear lane. The area is served by Calgary Transit bus service (Route 199) with a bus stop located within an approximately 200 metre walking distance of the site on Citadel Way NW. On-street parking adjacent to the site is unregulated through the Calgary Parking Authority’s residential parking permit system).

UTILITIES & SERVICING

Water, sanitary, and sewer services are available and can accommodate the potential addition of a Secondary Suite without the need for off-site improvements at this time. Adjustments to on-site servicing may be required if a Backyard Suite is proposed at the development permit stage.

ENVIRONMENTAL ISSUES

An Environmental Site Assessment was not required.

GROWTH MANAGEMENT

This land use amendment proposal does not require additional capital infrastructure investment, and therefore no growth management concerns have been identified at this time. The proposal is in alignment with MDP references associated with growth management matters

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PUBLIC ENGAGEMENT

Community Association Comments

Administration did not receive a response from the Citadel Community Association.

Citizen Comments

Administration received one letter in opposition to the application. Reasons stated for opposition are summarized as follows:

- Lack of a rear lane;
- Reduced parcel width; and
- Parking concerns.

Public Meetings

No public meetings were held by the Applicant or Administration.

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APPENDIX I

APPLICANT'S SUBMISSION

Please accept this letter as an expression of interest to proceed with land use re-designation at 66 Citadel Estates Heights NW. The application is on behalf of Robert and Laura Rivett who currently owns and reside at the residence.

Robert and Laura Rivett have renovated the basement at 66 Citadel Estates Heights to accommodate adult children and provide a safe and comfortable home to them as they complete their education and save for their own homes. As the adult children have now left the home, the Rivetts would like to properly re-designate their land and build a legal and up to code secondary suite. In the short term, the suite would be used as a means of income however, as time goes on and is necessary, it is envisioned that the suite will house a caregiver to help the Rivetts achieve their goal of aging in place.

The Calgary Aging in Place Cooperative is a not-for-profit cooperative which aims to support Calgary residents who would like to age in place by providing the serves and support needed to do so.

APPENDIX II

IMPORTANT TERMS

While there are specific Land Use Bylaw 1P2007 definitions and development rules for Secondary Suite and Backyard Suite uses, the following information is provided to simply and enhance general understanding of these two different uses (Secondary Suite or Backyard Suite).

Important terms

Secondary suite: A self-contained dwelling unit within the main residence that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as basement suites or in-law suites.



Backyard suite: A self-contained dwelling unit in a detached building that has separate living, cooking, sleeping and bathroom facilities. These are commonly referred to as garage suites, garden suites, or laneway homes.

